

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: DUNWOODY COMMONS PHASE 1

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Donald S. Fisher **CONTACT:** Denny H. Gibbs **EXT.** 7359

Agenda Date 9/9/03 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Final Plat for Dunwoody Commons Phase 1, located on W. SR 46 at N. Oregon Street in Sections 20 and 29, Township 19 South, Range 30 East.

District 5 – Daryl McLain (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Pulte Homes Corporation, is requesting final plat approval for Dunwoody Commons Phase 1. This is comprised of 48 townhouse units on 6.219 acres within the NW Oregon PUD. This phase provides access to North Oregon Street via private road. This subdivision will be served by Seminole County utilities.

The applicant has submitted a performance bond for the infrastructure improvements and construction of these improvements is currently underway. Staff has reviewed the plat and finds that it meets all requirements the NW Oregon PUD and of Ch. 177 F.S. and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the final plat for Dunwoody Commons Phase 1.

District 5 - Daryl McLain
 Attachments: Reduction of Plat
 Location Map

Reviewed by: _____
 Co Atty: K7C
 DFS: _____
 Other: [Signature]
 DCM: [Signature]
 CM: [Signature]
 File No. cpdd03

DUNWOODY COMMONS PHASE 1

SHEET 1 OF 2

LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.**DESCRIPTION:**

That part of Sections 20 and 29, Township 19 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northwest corner of said Section 29; thence run N89°44'08"E along the North line of the Northwest 1/4 of said Section 29 for a distance of 1790.48 feet to the POINT OF BEGINNING; thence continue N89°44'08"E along said North line for a distance of 148.44 feet to the Sanford Grant line; thence run N24°38'27"E along said Sanford Grant line for a distance of 212.79 feet to the North line of the South 1/2 of the Southwest 1/4 in Sanford Grant of said Section 20; thence run N89°44'08"E along said North line of the South 1/2 of the Southwest 1/4 for a distance of 500.58 feet to the West line of a Florida Power Corporation Easement, as recorded in Deed Book 149, Page 356, of the Public Records of Seminole County, Florida; thence run S00°12'27"E along said West line for a distance of 193.00 feet to the North line of the Northwest 1/4 of said Section 29; thence run S00°11'42"E along said West line for a distance of 117.11 feet; thence run N90°00'00"W for a distance of 159.02 feet; thence run S53°07'48"W for a distance of 93.96 feet; thence run S00°00'00"W for a distance of 83.62 feet; thence run S90°00'00"W for a distance of 437.77 feet; thence run S43°20'43"W for a distance of 25.26 feet; thence run N60°26'23"W for a distance of 67.18 feet; thence run N00°31'43"W for a distance of 44.00 feet; thence run N46°59'57"W for a distance of 80.00 feet to a point on a non-tangent curve concave Southeastly having a radius of 146.00 feet and a chord bearing of S56°21'34"W; thence run Southwestly along the arc of said curve through a central angle of 26°11'18" for a distance of 66.73 feet to a point on a radial line; thence run N45°44'05"W along said radial line for a distance of 29.00 feet to a point on a non-tangent curve concave Southeastly having a radius of 175.00 feet and a chord bearing of N66°30'02"E; thence run Northeastly along the arc of said curve through a central angle of 46°28'14" for a distance of 141.94 feet to the point of tangency; thence run N89°44'08"E for a distance of 17.38 feet; thence run N00°00'03"W for a distance of 102.00 feet to the POINT OF BEGINNING.

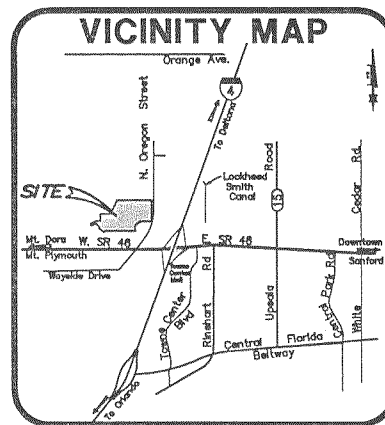
Containing 6.219 acres more or less

NOTES:

1. - Bearings based on the North line of the Northwest 1/4 of Section 29, Township 19 South, Range 30 East, Seminole County, Florida being N 89°44'08" E, an assumed meridian.
2. - Access, utility and drainage easements shown herein are further subject to terms and conditions set forth in the Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, of the Public Records of Seminole County, Florida, including, but not limited to, the right of NW Oregon, Ltd. and/or Pulte Home Corporation to relocate and/or ratify the final location of the easement areas upon construction of improvements within the easement areas.
3. - Development of the lands described in this plat shall be subject to the terms and conditions of that certain Seminole County Development Order for the NW Oregon PUD, as recorded in Official Records Book 3907, Page 6, of the Public Records of Seminole County, Florida, and the NW Oregon PUD Final Master Plan and Developer's Commitment Agreement, as recorded in Official Records Book 4191, Page 183, of the Public Records of Seminole County, Florida.
4. - Tract A (Roadway/Access Tract) shall be owned and maintained by the Dunwoody Commons Homeowners Association, Inc.
5. - Tract B (Stormwater Management Area) shall be owned and maintained by NW Oregon, Ltd.
6. - Tract C (Access, Utility and Sign Easement) is owned by NW Oregon, Ltd. and is subject to an easement for access, utilities and signage per the Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, of the Public Records of Seminole County, Florida.
7. - Tract D (FDOT Drainage Easement) is subject to a drainage easement in favor of the Florida Department of Transportation pursuant to the Easement and Restrictive Covenant Agreement, as recorded in Official Records Book 4641, Page 27, of the Public Records of Seminole County, Florida.

- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PREPARED BY: **DONALD W. MCINTOSH ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS
3300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088



SEC 29, T 19 S, R 30 E

DUNWOODY COMMONS PHASE I DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that NW Oregon, Ltd., a Florida limited partnership, being the owner in fee simple of Tract B and Tract C, hereby dedicates said lands and plat for the uses and purposes therein expressed. No part of said lands is dedicated to Seminole County or the public.

IN WITNESS WHEREOF, NW Oregon, Ltd. has caused this plat to be executed as of this _____ day of _____ 2003.

Signed, sealed and delivered in the presence of:
NW OREGON, LTD.,
a Florida limited partnership
By: Schrimmer Investments Corporation,
a Florida corporation, its general partner

Sign Name _____ By: J. Steven Schrimmer,
President
Print Name _____

Sign Name _____
Print Name _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2003, by J. STEVEN SCHRIMMER, who personally appeared before me as the President of Schrimmer Investments Corporation, the general partner of NW OREGON, LTD., a Florida limited partnership. He is personally known to me and did not take an oath.

Sign Name _____
Print Name _____
NOTARY PUBLIC
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

PLAT BOOK _____ PAGE _____

DUNWOODY COMMONS PHASE I DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Pulte Home Corporation, a Michigan corporation, being the owner in fee simple of the lands described in the foregoing caption to this plat, with the exception of Tract B and Tract C, hereby dedicates said lands and plat for the uses and purposes therein expressed. No part of said lands is dedicated to Seminole County or the public.

IN WITNESS WHEREOF, Pulte Home Corporation has caused this plat to be executed as of this _____ day of _____ 2003.

Signed, sealed and delivered in the presence of: PULTE HOME CORPORATION,
a Michigan corporation

Sign Name _____ By: Douglas W. Puvogel,
Attorney-in-Fact

Print Name _____

Sign Name _____

Print Name _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2003, by DOUGLAS W. PUVOGEL, ATTORNEY-IN-FACT, for PULTE HOME CORPORATION, a Michigan corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Sign Name _____

Print Name _____
NOTARY PUBLIC
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR

I have reviewed this plat and find it in conformity with Chapter 177, Florida Statutes.

Signature: _____ Dated: _____
STEVE L. WESSELS, P.L.S.
Florida Registration No. 4589

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding "permanent reference monuments", and that the land is located within Seminole County, Florida.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization #568 Dated: _____

Signature: _____
ROCKY CARSON
Registration No. 4285

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board _____ ATTEST: _____

By _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record

on _____ at _____

File No. _____

CLERK OF THE COURT
In and for Seminole County, Florida
BY _____ D.C.

SL8250

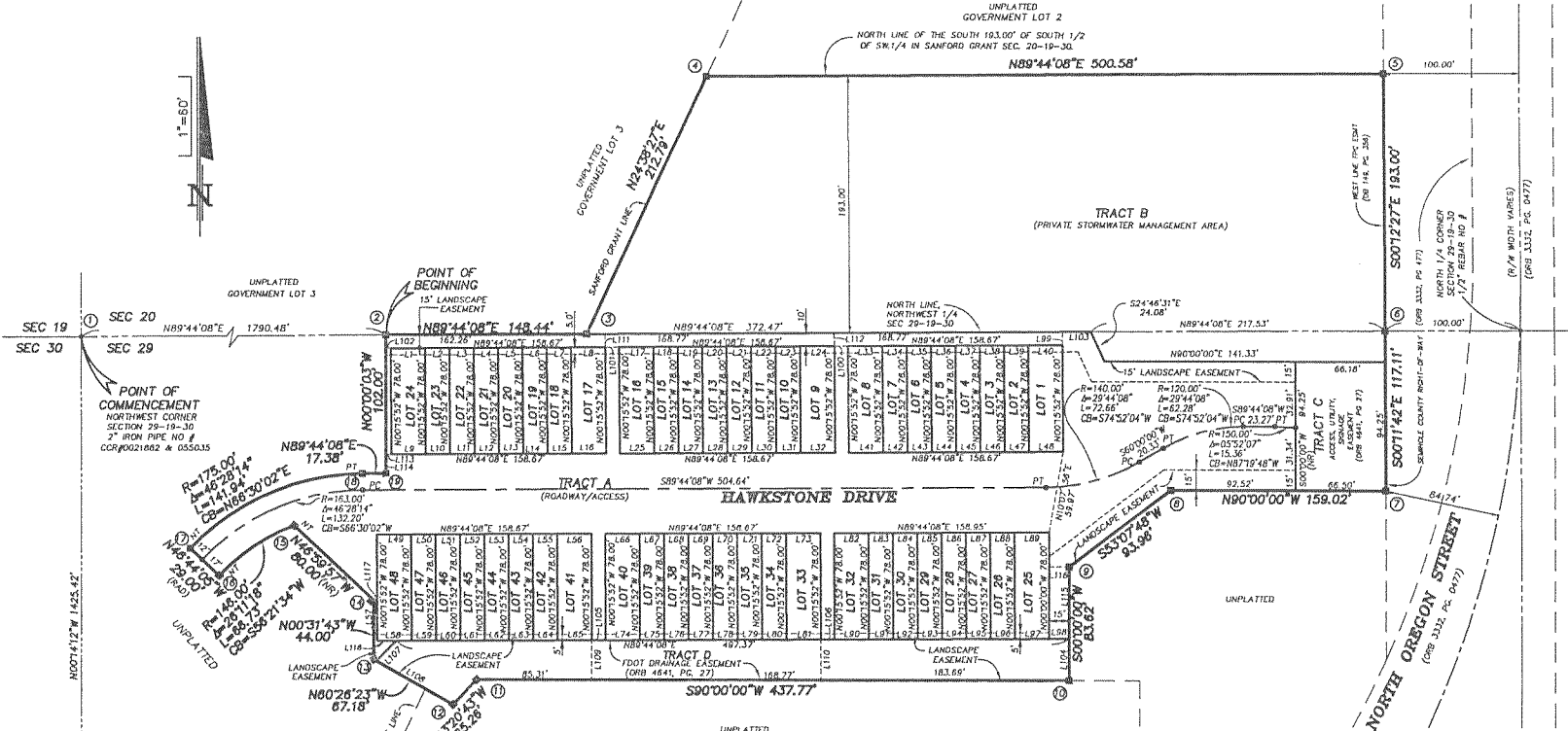
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DUNWOODY COMMONS PHASE 1

LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 2 OF 2



G.L.S.#0269
FND. 5'x5" CM
BRASS DISC
"0269 WYSDC"
N=1623337.561
E=539931.842

G.L.S.#0268
FND. 5'x5" CM
BRASS DISC
"0268 WILSON"
N=1624114.888
E=539943.246

- LEGEND**
- FPC = FLORIDA POWER CORPORATION
 - CS3 = CURVE NUMBER (SEE TABLE)
 - L14 = LINE NUMBER (SEE TABLE)
 - A = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - C = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - (RAD) = RADIAL
 - NT = NON-TANGENT
 - (NR) = NON-RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - ORB = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - D & U E = DRAINAGE AND UTILITY EASEMENT
 - IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - CCR = CERTIFIED CORNER RECORD
 - SEC. X-Y-Z = SECTION X, TOWNSHIP Y SOUTH, RANGE Z EAST
 - DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT LB#68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - DENOTES PERMANENT CONTROL POINT (SET NAIL & DISK LB#68 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.

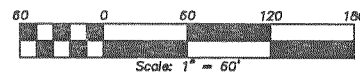
① STATE PLANE COORDINATE NUMBER
(SEE STATE PLANE COORDINATE TABLE)

NUMBER	BEARING	DISTANCE
L1	N89°44'08"E	25.33'
L2	N89°44'08"E	18.00'
L3	N89°44'08"E	18.00'
L4	N89°44'08"E	18.00'
L5	N89°44'08"E	18.00'
L6	N89°44'08"E	18.00'
L7	N89°44'08"E	18.00'
L8	N89°44'08"E	25.33'
L9	N89°44'08"E	25.33'
L10	N89°44'08"E	18.00'
L11	N89°44'08"E	18.00'
L12	N89°44'08"E	18.00'
L13	N89°44'08"E	18.00'
L14	N89°44'08"E	18.00'
L15	N89°44'08"E	18.00'
L16	N89°44'08"E	25.33'
L17	N89°44'08"E	25.33'
L18	N89°44'08"E	18.00'
L19	N89°44'08"E	18.00'
L20	N89°44'08"E	18.00'
L21	N89°44'08"E	18.00'
L22	N89°44'08"E	18.00'
L23	N89°44'08"E	18.00'
L24	N89°44'08"E	25.33'
L25	N89°44'08"E	25.33'
L26	N89°44'08"E	18.00'
L27	N89°44'08"E	18.00'
L28	N89°44'08"E	18.00'
L29	N89°44'08"E	18.00'
L30	N89°44'08"E	18.00'
L31	N89°44'08"E	18.00'
L32	N89°44'08"E	25.33'
L33	N89°44'08"E	25.33'
L34	N89°44'08"E	18.00'
L35	N89°44'08"E	18.00'
L36	N89°44'08"E	18.00'
L37	N89°44'08"E	18.00'
L38	N89°44'08"E	18.00'
L39	N89°44'08"E	18.00'
L40	N89°44'08"E	25.33'

NUMBER	BEARING	DISTANCE
L41	N89°44'08"E	25.33'
L42	N89°44'08"E	18.00'
L43	N89°44'08"E	18.00'
L44	N89°44'08"E	18.00'
L45	N89°44'08"E	18.00'
L46	N89°44'08"E	18.00'
L47	N89°44'08"E	18.00'
L48	N89°44'08"E	25.33'
L49	N89°44'08"E	25.33'
L50	N89°44'08"E	18.00'
L51	N89°44'08"E	18.00'
L52	N89°44'08"E	18.00'
L53	N89°44'08"E	18.00'
L54	N89°44'08"E	18.00'
L55	N89°44'08"E	18.00'
L56	N89°44'08"E	25.33'
L57	N89°44'08"E	25.33'
L58	N89°44'08"E	18.00'
L59	N89°44'08"E	18.00'
L60	N89°44'08"E	18.00'
L61	N89°44'08"E	18.00'
L62	N89°44'08"E	18.00'
L63	N89°44'08"E	18.00'
L64	N89°44'08"E	18.00'
L65	N89°44'08"E	25.33'
L66	N89°44'08"E	25.33'
L67	N89°44'08"E	18.00'
L68	N89°44'08"E	18.00'
L69	N89°44'08"E	18.00'
L70	N89°44'08"E	18.00'
L71	N89°44'08"E	18.00'
L72	N89°44'08"E	18.00'
L73	N89°44'08"E	25.33'
L74	N89°44'08"E	25.33'
L75	N89°44'08"E	18.00'
L76	N89°44'08"E	18.00'
L77	N89°44'08"E	18.00'
L78	N89°44'08"E	18.00'
L79	N89°44'08"E	18.00'
L80	N89°44'08"E	18.00'

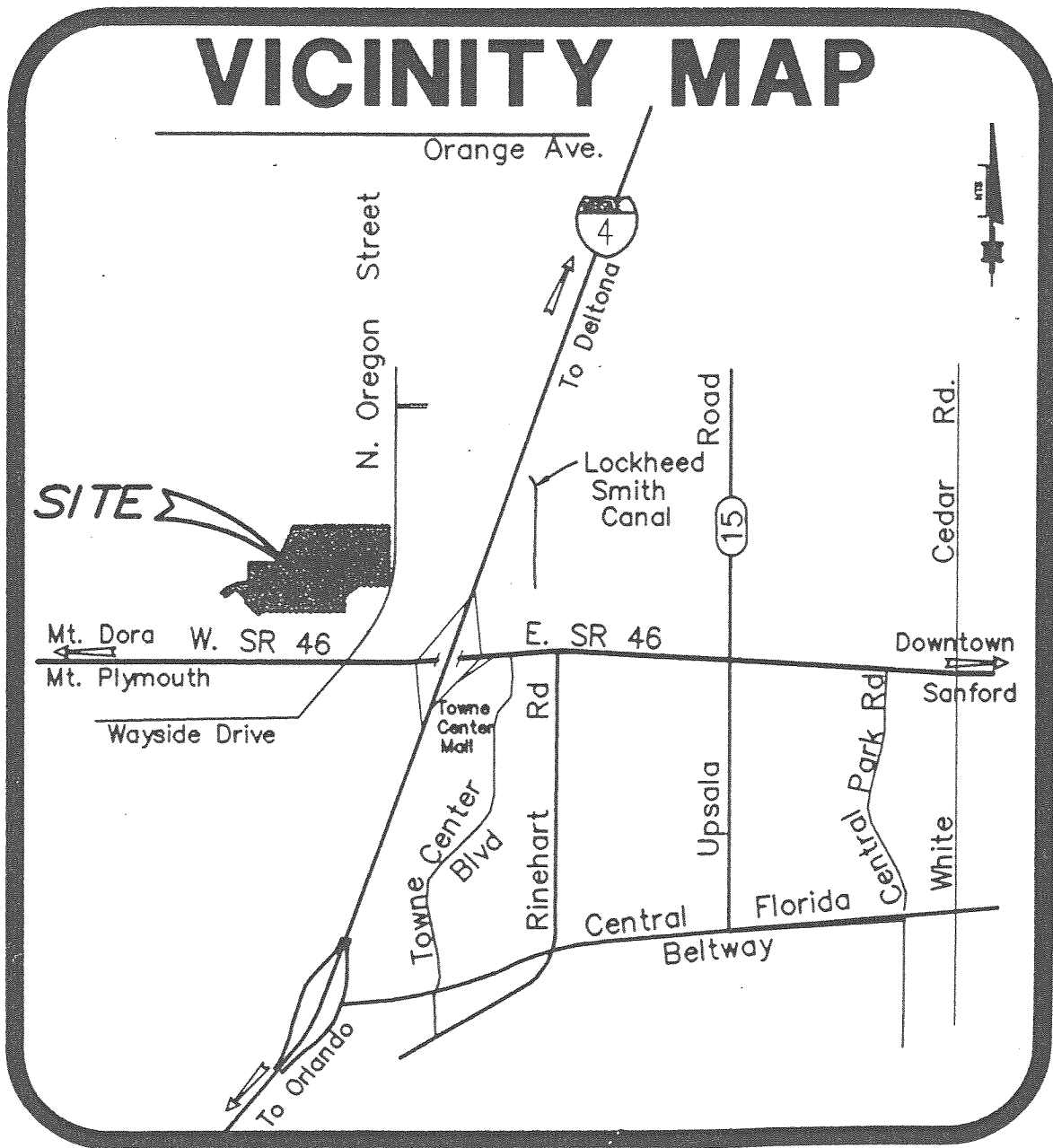
NUMBER	BEARING	DISTANCE
L81	N89°44'08"E	25.33'
L82	N89°44'08"E	18.00'
L83	N89°44'08"E	18.00'
L84	N89°44'08"E	18.00'
L85	N89°44'08"E	18.00'
L86	N89°44'08"E	18.00'
L87	N89°44'08"E	18.00'
L88	N89°44'08"E	18.00'
L89	N89°44'08"E	25.33'
L90	N89°44'08"E	25.33'
L91	N89°44'08"E	18.00'
L92	N89°44'08"E	18.00'
L93	N89°44'08"E	18.00'
L94	N89°44'08"E	18.00'
L95	N89°44'08"E	18.00'
L96	N89°44'08"E	18.00'
L97	N89°44'08"E	25.33'
L98	N89°44'08"E	15.00'
L99	S00°15'52"E	10.00'
L100	N89°44'08"E	10.10'
L101	N89°44'08"E	10.10'
L102	N89°50'57"E	1.64'
L103	N89°44'08"E	21.12'
L104	S00°00'00"W	50.88'
L105	N89°44'08"E	10.10'
L106	N89°44'08"E	10.10'
L107	N43°20'43"E	20.72'
L108	N00°20'33"W	24.84'
L109	N00°00'00"W	29.40'
L110	N00°00'00"W	30.18'
L111	S00°15'52"E	10.00'
L112	N00°15'52"E	10.00'
L113	N89°50'57"E	4.00'
L114	N00°00'00"W	14.00'
L115	N00°00'00"W	52.68'
L116	N00°00'00"W	15.00'
L117	S00°31'43"E	25.84'
L118	N89°44'08"E	13.75'

NO.	NORTHING	EASTING
1	1620362.18326	544899.36804
2	1620367.23535	546689.76095
3	1620367.65337	546838.19633
4	1620560.89657	546927.25517
5	1620562.30624	547427.81375
6	1620568.31484	547428.16837
7	1620562.20840	547428.35558
8	1620562.40417	547269.33997
9	1620196.25641	547194.07550
10	1620112.64053	547193.92524
11	1620113.42721	546756.17801
12	1620095.08945	546738.80754
13	1620172.33102	546680.10258
14	1620128.33298	546680.52347
15	1620226.99683	546621.69885
16	1620190.44964	546566.56086
17	1620210.36280	546545.48004
18	1620205.18990	546872.19909
19	1620205.23055	546868.57919
20	1627936.84046	544902.69252



NOTE:
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS.
THE BEARING AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE
AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PLANNERS ENGINEERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088



SEC 29, T 19 S, R 30 E

LOCATION MAP
DUNWOODY COMMONS PHASE 1